



FOR IMMEDIATE RELEASE

StreetLevel Investments Welcomes Costco as Anchor Tenant for the Grid

The Grid announces another exceptional, first-to-market retail concept

Houston, TX – April 7, 2021 – StreetLevel Investments and joint-venture partner Provident Realty Advisors are pleased to announce Costco Business Center as anchor tenant for the Grid. Costco Wholesale Corporation purchased 13 acres and is under construction with approximately 148,000 square feet of retail space in the expansive mixed-use redevelopment located at I-69 and Kirkwood Road in southwest Houston.

Spanning 192 acres at the gateway to Fort Bend's Innovation Corridor, the Grid will integrate 350,000 square feet of destination retail, restaurant, and entertainment concepts; 2,400 residential units; 500,000 square feet of creatively focused-office space; multiple hotel brands and concepts; a premier health club; a network of pocket parks, jogging and bike trails; and activated public space, together in a walkable urban district.

"Costco is the forward-looking and nimble retailer we've been seeking in an anchor tenant, bringing a national reputation for its innovative retail strategy," said Adam Schiller, Managing Principal, StreetLevel Investments. "We are thrilled Costco selected the Grid as the first Houston location for its Business Center concept, and we look forward to a very successful grand opening."

"We are excited to welcome Costco Business to the Grid and the City of Stafford. This is a great addition for our residents and will wonderfully complement our growing businesses. This is just another opportunity that is helping the Grid to redefine the future of Stafford." Mayor Cecil Willis.

In addition to two new luxury residential communities totaling 725 units from JLB Partners, the Grid features leading restaurant and retail brands including: Whiskey Cake Kitchen, Outback Steakhouse, In-N-Out, Pluckers, Torchy's, Amegy Bank, AT&T, Chipotle, Verizon, Raising Cane's, Panda, McAlister's, 7-11, Great Clips, among others.

"I am excited that Costco has chosen East Fort Bend to launch the first location of its unique Business Center concept in the Houston area." Said Commissioner Grady Prestage. "The East Fort Bend Development Authority is very excited as we continue to be a part of bringing innovative and cutting-edge opportunities to the East End of Fort Bend County. We promised to

deliver new concepts and Costco Business Center is a great way to address the growing needs of our business community.” Said Felecia Evans-Smith, East Fort Bend Development Authority Chair.

Designed with a commitment to sustainability, the Grid will preserve dozens of heritage oak trees located throughout the site and integrate them into the project design. StreetLevel has tapped Houston-based Gensler and TBG as project consultants for the \$500 million, multi-phase project.

About the Grid

The Grid is a mixed-use reinvention of a landmark Texas Instruments research and manufacturing campus in southwest Houston. The 192-acre project includes retail, residential, office, dining and entertainment, hospitality and public space components. The project is located on I-69 between West Airport Boulevard and South Kirkwood Road. Connect with the Grid on Instagram @ExperiencetheGrid or visit www.ExperiencetheGrid.com.

About StreetLevel Investments

StreetLevel Investments provides sophisticated investment perspective through its principals’ combined more than 90 years of industry experience, extensive retail and capital relationships, market expertise and its affiliation with the EDGE Realty Partners platform. The firm’s mission is to develop and acquire exceptional quality properties that benefit communities and its retail partners. Entrepreneurial dealmakers, developers, operators, and investors in real estate; StreetLevel Investments has a reputation for integrity, transparency, creativity and success.

About Provident Realty Advisors

Provident Realty Advisors, Inc. (PRA) is a privately held real estate and investment firm that seeks to provide exceptional risk-adjusted returns to its investor partners through superior execution of opportunistic and value-added strategies. Since its inception in 1991, PRA has executed a diversified real estate investment and development platform. Currently the \$2 billion PRA portfolio includes product types such as multifamily, mixed-use, office, industrial, retail, self-storage, hospitality, medical, and senior housing & healthcare across the United States.

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